



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
APRIL 26, 2005
Approved May 18, 2005**

MEMBERS PRESENT

John Papacosma, Chairman
Joanne Rogers
Henry Korsiak
George Swallow

MEMBERS ABSENT

Dorothy Carrier, Vice Chairman

STAFF PRESENT

Jay Chace, Planner
Marsha Hinton, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by John Papacosma, Chairman.

Minutes of March 16, 2005

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO ACCEPT THE MINUTES AS WRITTEN.

**THREE FOR (JOANNE ROGERS, HENRY KORSIAK, AND JOHN PAPACOSMA)
ONE ABSTAINED (GEORGE SWALLOW)**

John Papacosma, Chair, reviewed the site visits held on April 19, 2005 and attended by Jay Chace, Town Planner, George Swallow, Joanne Rogers and John Papacosma.

OLD BUSINESS

ITEM 1

5-01-01 NOEL MUSSON (ORR'S-BAILEY YACHT CLUB – OWNERS) SITE PLAN REVIEW, CLUBHOUSE RENOVATION, SHORELAND BUSINESS, TAX MAP 27-27, 26 OSBORN ROW, ORR'S ISLAND.

Noel Musson described the existing site, the proposed renovations, parking, current uses, and erosion control measures.

John Papacosma, Chair, opened the floor to members of the public who wished to comment on this agenda item.

Tom Kelly, 25 Sprintsail Lane, stated that if possible he would like signage to discourage club members from utilizing Sprintsail Lane as a short cut to Route 24.

No other comment being seen, John Papacosma, Chair, closed the public portion of the meeting.

Bill Wells, Orr's-Bailey Yacht Club member, stated that the use would not change and the club encourages use of alternative modes of transportation to the facility. Mr. Wells added that the membership would be receptive to recommendations with regard to signage.

The Planning Board discussed current usage of the site, membership numbers, the site being a water dependant use, the float, Department of Environmental Protection standards, parking, traffic patterns, size of the structure, the basement, access to the building, and the change in the zoning for the site.

Planning Board consideration of Site Plan Review Section 15. Approval Standards and Criteria

Section 15.1 Dimensional Requirements

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK, THAT THE APPLICATION MEETS THE DIMENSIONAL REQUIREMENTS AS THE LOT COVERAGE, SETBACK AND STRUCTURE HEIGHT AND FRONTAGE ARE WITHIN THE ALLOWABLE STANDARDS.

UNANIMOUS APPROVAL

Section 15.2 Utilization of the Site

JOANNE ROGERS MOVED, SECONDED BY GEORGE SWALLOW, THAT THE APPLICATION MEETS THE REQUIREMENTS OF UTILIZATION OF THE SITE IN THAT THEY WILL USE DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES.

UNANIMOUS APPROVAL

Section 15.3 Adequacy of Road Systems

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK, TO FIND THAT THE APPLICANT MEETS SECTION 15.3 AS THE TRAFFIC WILL NOT INCREASE AS A RESULT OF THE PROPOSAL, ADEQUACY OF THE ROAD SYSTEM IS NOT IMPACTED BECAUSE NO INCREASE IN TRAFFIC IS PROPOSED, AND THE ORR'S BAILEY ISLAND YACHT CLUB WILL ADDRESS THE CONCERN EXPRESSED WITH REGARD TO USE OF SPRITSAIL LANE AS A SHORT A CUT TO ROUTE 24.

UNANIMOUS APPROVAL

Section 15.4 Access into the Site

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.14 ACCESS INTO THE SITE AS THERE WILL BE NO CHANGE TO ACCESS AS A RESULT OF THE PROPOSAL.

UNANIMOUS APPROVAL

Section 15.5 Access/Egress Way Location and Spacing

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 15.5 ACCESS/EGRESS WAY LOCATION AND SPACING BECAUSE THESE WILL NOT CHANGE AS A RESULT OF THE PROPOSAL.

UNANIMOUS APPROVAL

Section 15.6 Internal Vehicular Circulation

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE INTERNAL VEHICULAR CIRCULATION MEETS THE REQUIREMENTS OF SECTION 15.6 AS PRESENTED BY THE APPLICANT.

UNANIMOUS APPROVAL

Section 15.7 Parking

HENRY KORSIAK MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.7 PARKING IN THAT THE PARKING CONFIGURATION AND NUMBER OF SPACES WILL NOT CHANGE.

UNANIMOUS APPROVAL

Section 15.8 Pedestrian Circulation

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS DEMONSTRATED THAT PEDESTRIAN CIRCULATION WILL BE ADEQUATE FOR PURPOSES OF THIS APPLICATION.

UNANIMOUS APPROVAL

Section 15.9 Stormwater Management

JOANN ROGERS MOVED, SECONDED BY GEORGE SWALLOW THAT THE APPLICANT HAS MET THE REQUIREMENTS OF SECTION 15.9 AS THEY HAVE ASSURED THE PLANNING BOARD THAT THEY WILL USE PROPER STORM WATER MANAGEMENT PRACTICES AND APPROPRIATE MEASURES WILL BE TAKEN TO MANAGE ANY RUNOFF AS NEEDED.

UNANIMOUS APPROVAL

Section 15.10 Erosion Control

JOHN PAPACOSMA MOVED, SECONDED BY GEORGE SWALLOW TO FIND THAT THE APPLICANT WILL MEET THE INTENT OF SECTION 15.10 EROSION CONTROL BASED UPON THEIR USE OF DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES.

UNANIMOUS APPROVAL

Section 15.11 Water Supply and Groundwater Protection

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS TO FIND THAT THE APPLICANT HAS DEMONSTRATED ADEQUATE WATER SUPPLY AND GROUNDWATER PROTECTION MEASURES AND THEREFORE MEETS THE INTENT OF SECTION 15.11.

UNANIMOUS APPROVAL

Section 15.12 Subsurface Waste Disposal

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT WITH THE DESIGN SUBMITTED AND THE PRESENTATION OF AN APPROVED NEW SUBSURFACE WASTE DISPOSAL SYSTEM THE APPLICANT MEETS SECTION 15.12.

UNANIMOUS APPROVAL

Section 15.13 Utilities and Essential Services

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.13 UTILITIES AND ESSENTIAL SERVICES AS THERE WILL BE NO CHANGE AS A RESULT OF THIS PROPOSAL.

UNANIMOUS APPROVAL

Section 15.14 Natural Features and Buffering

GEORGE SWALLOW MOVED, SECONDED BY JOHN PAPACOSMA TO FIND THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.14 NATURAL FEATURES AND BUFFERING.

UNANIMOUS APPROVAL

Section 15.15 Lighting

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS TO FIND THAT THE LIGHTING PLAN MEETS THE INTENT OF SECTION 15.15.

UNANIMOUS APPROVAL

Section 15.16 Water Quality Protection

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS DEMONSTRATED THAT ADEQUATE MEASURES FOR WATER QUALITY HAVE BEEN TAKEN.

UNANIMOUS APPROVAL

Section 15.17 Hazardous, Special and Radioactive Materials

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS CERTIFIED THAT THE APPROPRIATE RULES AND REGULATIONS WILL BE OBSERVED AND THEREFORE MEETS THE REQUIREMENTS OF 15.17.

UNANIMOUS APPROVAL

Section 15.18 Solid, Special and Hazardous Waste Disposal

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS DEMONSTRATED THAT ADEQUATE MEASURES WILL BE IN EFFECT AND THEREFORE THE INTENT OF 15.18 IS MET.

UNANIMOUS APPROVAL

Section 15.19 Historic and Archaeological Resources

JOANNE ROGERS MOVED, SECONDED BY GEORGE SWALLOW THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.19 HISTORIC AND ARCHAEOLOGICAL RESOURCES AS THERE ARE NO KNOWN HISTORIC OR ARCHAEOLOGICAL RESOURCES ON THE SITE.

UNANIMOUS APPROVAL

Section 15.20 Floodplain Management

JOANNE ROGERS MOVED, SECONDED BY GEORGE SWALLOW THAT BECAUSE THIS SITE IS NOT IN THE FLOOD ZONE THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.20 FLOODPLAIN MANAGEMENT.

UNANIMOUS APPROVAL

Section 15.21 Technical and Financial Capacity

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT CONDITIONED UPON THE RECEIPT BY THE TOWN PLANNER OF A LETTER FROM A FINANCIAL INSTITUTION STATING THAT THE ORR'S BAILEY YACHT CLUB HAS THE FINANCIAL CAPACITY TO MEET THE REQUIREMENTS OF THE PROPOSED STRUCTURE THAT THE PLANNING BOARD APPROVES SECTION 15.21 TECHNICAL AND FINANCIAL CAPACITY.

UNANIMOUS APPROVAL

Planning Board consideration of Section 13.4.7 of the Basic Land Use Code

13.4.7.1 Will maintain safe and healthful conditions.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 13.4.7.1 BECAUSE THEY WILL MAINTAIN SAFE AND HEALTHFUL CONDITIONS AS THEY STATED THAT BEST DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES WILL BE USED.

UNANIMOUS APPROVAL

13.4.7.2 Will not result in water pollution, erosion, or sedimentation to surface waters.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 13.4.7.2 AS THEY WILL USE DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES TO CONTROL WATER POLLUTION, EROSION OR SEDIMENTATION TO SURFACE WATERS.

UNANIMOUS APPROVAL

13.4.7.3 Will adequately provide for the disposal of all wastewater.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICANT WILL MEET THE REQUIREMENTS OF 13.4.7.3 AS THEY HAVE SUBMITTED AN ACCEPTABLE SUBSURFACE WASTE WATER DISPOSAL SYSTEM PLAN.

UNANIMOUS APPROVAL

13.4.7.4 Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICANT HAS MET THE REQUIREMENTS OF 13.4.7.4 AS THE PROPOSAL DOES NOT GREATLY CHANGE THE UTILIZATION OF THE SITE.

UNANIMOUS APPROVAL

13.4.7.5 Will conserve shore cover and points of access to inland and coastal waters.

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS TESTIFIED THAT THEY WILL CONSERVE SHORE COVER AND THEY DO PROVIDED ACCESS TO COASTAL WATERS AND THEREFORE MEETS THE REQUIREMENTS OF SECTION 13.4.7.5.

UNANIMOUS APPROVAL

13.4.7.6 Will protect archaeological and historic resources as identified in the Town's Comprehensive Plan, or by the Maine Historic Preservation Commission or the National Park Service.

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THERE ARE NO KNOWN ARCHAEOLOGICAL AND HISTORIC RESOURCES AND THEREFORE THIS APPLICANT MEETS THE INTENT OF SECTION 13.4.7.6.

UNANIMOUS APPROVAL

13.4.7.7 Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries I or II District

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICANT WILL NOT ADVERSELY AFFECT COMMERCIAL FISHING OR MARITIME ACTIVITIES IN A COMMERCIAL FISHERIES I OR II DISTRICT AND THEREFORE THEY MEET THE REQUIREMENTS OF SECTION 13.4.7.7.

UNANIMOUS APPROVAL

Approved May 18, 2005

13.4.7.8 Will avoid problems associated with flood plains development and use.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK TO FIND THAT THE SITE IS NOT IN A FLOODPLAIN AND THE APPLICATION THEREFORE MEETS THE REQUIREMENTS OF SECTION 13.4.7.8.

UNANIMOUS APPROVAL

13.4.7.9 Is in conformance with the provisions of Section 15, Land Use Standards of the Shoreland Zoning Ordinance.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK TO FIND THAT THE APPLICATION CONFORMS WITH THE PROVISIONS OF SECTION 15 OF THE LAND USE STANDARDS OF THE SHORELAND ZONING ORDINANCE AND THEREFORE MEETS THE REQUIREMENTS OF SECTION 13.4.7.9.

UNANIMOUS APPROVAL

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION FOR THE DEVELOPMENT OF THE ORR'S BAILEY YACHT CLUB HAS MET THE REQUIREMENTS OF THE SITE PLAN REVIEW ORDINANCE, SHORE LAND ORDINANCE AND BASIC LAND USE ORDINANCE WITH THE CONDITION THAT THE APPLICANT PROVIDES A DOCUMENT RELATING TO ITS FINANCIAL CAPACITY TO EXECUTE THE PROPOSED PLAN.

UNANIMOUS APPROVAL

The Planning Board was polled and it was agreed to have the Codes Enforcement Office review the float for the Orr's Bailey Yacht Club.

NEW BUSINESS

Joanne Rogers moved, seconded by Henry Korsik to hear new business agenda item 3 first.

ITEM 3

05-04-02 SANDRA WEBBER, SITE PLAN REVIEW, OPERATE A SEASONAL TAKE-OUT CONCESSION STAND, INTERIOR, TAX MAP 53-23, CUNDY'S HARBOR ROAD, HARPSWELL.

Sandra Webber stated that she is proposing to put a self-contained seasonal take-out unit on her property at 351 Cundy's Harbor Road.

The Planning Board discussed the advisory ruling with regard to Planning Board review of home occupations. The Planning Board was polled and it was agreed to have a discussion of this advisory ruling on the May 18, 2005 Planning Board Agenda.

Planning Board consideration of Site Plan Review Section 15. Approval Standards and Criteria

Section 15.1 Dimensional Requirements

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICANT MEETS THE DIMENSIONAL REQUIREMENTS OF SECTION 15.1 AS TOTAL LOT COVERAGE IS APPROXIMATELY 14.6 PERCENT WHICH DOES NOT EXCEED THE ALLOWABLE 20 PERCENT.

UNANIMOUS APPROVAL

Section 15.2 Utilization of the Site

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS TO FIND THAT THE APPLICATION MEETS THE INTENT OF SECTION 15.2 BASED UPON THE APPLICANT'S PRESENTATION AT THE PLANNING BOARD MEETING ON APRIL 26, 2005.

UNANIMOUS APPROVAL

Section 15.3 Adequacy of Road Systems

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.3 ADEQUACY OF ROAD SYSTEMS AS IT IS LOCATED OFF THE CUNDY'S HARBOR ROAD, ONE OF HARPSWELL'S MAJOR ROADS AND HAS ADEQUATE CAPACITY.

UNANIMOUS APPROVAL

Section 15.4 Access into the Site

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIK TO APPROVE SECTION 15.4 ACCESS TO THE SITE AS THE SITE HAS ADEQUATE ACCESS INTO IT AND THERE SHOULD BE NO ISSUES.

UNANIMOUS APPROVAL

Section 15.5 Access/Egress Way Location and Spacing

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.5 AS THE SITE IS AT LEAST 50 FEET FROM THE CLOSEST UNSIGNALIZED INTERSECTION AND THE PUBLIC AND PRIVATE ACCESS WILL BE USED IN COMMON.

UNANIMOUS APPROVAL

Section 15.6 Internal Vehicular Circulation

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK, THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.6 AS THE LAYOUT OF THE PARKING AREA AND DRIVEWAY APPEAR TO HAVE ADEQUATE ROOM FOR MANUVERING.

UNANIMOUS APPROVAL

Section 15.7 Parking

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIK TO FIND THAT THE LAYOUT AND DESIGN OF THE PARKING IS ADEQUATE FOR OFF ROAD PARKING AND THEREFORE MEETS THE INTENTION OF SECTION 15.7.

UNANIMOUS APPROVAL

Section 15.8 Pedestrian Circulation

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS BASED ON THE NATURE OF THE DEVELOPMENT, THE MEANS FOR PEDESTRIAN CIRCULATION ARE ADEQUATE AND MEETS THE INTENT OF SECTION 15.8.

UNANIMOUS APPROVAL

Section 15.9 Stormwater Management

JOANNE ROGERS MOVED, SECONDED BY GEORGE SWALLOW THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.9 STORMWATER MANAGEMENT.

UNANIMOUS APPROVAL

Section 15.10 Erosion Control

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION WILL NOT CREATE EROSION, THE GROUND IS FLAT, AND THEREFORE MEETS THE INTENT OF SECTION 15.10.

UNANIMOUS APPROVAL

Section 15.11 Water Supply and Groundwater Protection

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS, THAT THE APPLICANT HAS DEMONSTRATED THAT THERE WILL BE SUFFICIENT WATER SUPPLY FOR THE PROPOSAL AND THEREFORE THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.11.

UNANIMOUS APPROVAL

Section 15.12 Subsurface Waste Disposal

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.12 SUBSURFACE WASTE DISPOSAL AS THERE IS A NEWLY INSTALLED OVERSIZED SEPTIC SYSTEM WHICH WILL HANDLE THE WASTE WATER FOR THE SITE.

UNANIMOUS APPROVAL

Section 15.13 Utilities and Essential Services

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.13 AS THE LOCATION OF UTILITIES WILL NOT CHANGE AS A RESULT OF THIS PROPOSAL.

UNANIMOUS APPROVAL

Section 15.14 Natural Features and Buffering

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE PROPOSAL MEETS THE INTENT OF SECTION 15.14 AS THERE WILL BE NO MEANINGFUL CHANGE IN THE EXISTING LANDSCAPING.

UNANIMOUS APPROVAL

Section 15.15 Lighting

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.15 LIGHTING.

UNANIMOUS APPROVAL

Section 15.16 Water Quality Protection

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.16 AS ANY WASTE GENERATED WILL BE TREATED BY THE EXISTING SEPTIC SYSTEM.

UNANIMOUS APPROVAL

Section 15.17 Hazardous, Special and Radioactive Materials

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.17.

UNANIMOUS APPROVAL

Section 15.18 Solid, Special and Hazardous Waste Disposal

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.18.

UNANIMOUS APPROVAL

Section 15.19 Historic and Archaeological Resources

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THERE ARE NO KNOWN HISTORIC OR ARCHAEOLOGICAL RESOURCES ON THE LOCATION OF THE PROPOSED ACTIVITY AND THE APPLICATION THEREFORE MEETS THE REQUIREMENTS OF SECTION 15.19.

UNANIMOUS APPROVAL

Section 15.20 Floodplain Management

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.20 FLOODPLAIN MANAGEMENT THAT THIS STRUCTURE IS NOT IN THE FLOOD ZONE.

UNANIMOUS APPROVAL

Section 15.21 Technical and Financial Capacity

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICANT MEETS THE REQUIREMENTS OF SECTION 15.21 AS THE APPLICANT OWNS THE CONCESSION STAND AND IT WILL BE ON HER PROPERTY.

UNANIMOUS APPROVAL

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICANT HAS MEET THE REQUIREMENTS OF THE SITE PLAN REVIEW ORDINANCE AND THAT THE APPLICATION BE APPROVED IN ITS ENTIRETY.

UNANIMOUS APPROVAL

ITEM 1

05-04-01 BENJAMIN WALLACE REDFISH & ASSOCIATES, INC., (ROBERT COOMBS II – OWNER), WHARF APPROVAL, CONSTRUCTION OF A RESIDENTIAL DOCK, COMMERCIAL FISHING 1, TAX MAP 60-36, BETHEL POINT ROAD, HARPSWELL.

Approved May 18, 2005

Jay Chace, Town Planner, informed the Planning Board that there had been a reduction in size of the proposal, that there have been changes to the parking plan, and that the Codes Office in conjunction with the Department of Environment Protection has determined that the site is entirely in the resource protection zone. Mr. Chace handed out a letter from the Department of Marine Resources with regard to a reduction in the size of the float, a revised site plan, and a drawing by Bill Wells, Codes Enforcement Officer. Mr. Chace also read Section 15.8.3 of the Shore Land Zone as it relates to access to the site.

Bill Wells, Codes Enforcement Officer, stated that other than it being entirely in the resource protection zone, the application is in compliance with the Wharfs and Weirs act and Shore Land Zoning ordinance.

Benjamin Wallace described the proposal, the changes from the commercial dock design, the benefit to the environment, parking, and the geologic as well as the environmental restraints on building a dock at this site.

John Papacosma opened the floor to members of the public who wished to comment on this agenda item.

Ken Crocker stated that he believed the resource protection zone exists for a reason, expressed concerns over the environmental impact to Hen Cove, cited Section 15.3.4 of the Shore Land Zoning Ordinance, and referenced guidance from the Comprehensive Plan. Mr. Crocker suggested off-site storage of the seasonal float.

Susan Bailey Santar, 44, 46 Hen Cove Road, also cited the guidance provided in the Comprehensive Plan, Section 15.3.4 of the Shore Land Zoning Ordinance, the fact that this was in a resource protection area, pointed out the blind curve and referenced comments from Wood Lot Alternatives.

Connie Sidner, Hen Cove Road, expressed concern over the proposed size of the dock.

There being no further comment from members of the public present, John Papacosma, Chair, closed the public portion of the meeting.

The Planning Board discussed the responsibilities of the Planning Board, the resource protection zone, Section 15.8.3, erosion, and parking.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT UNDER THE HARPSWELL SHORELAND ZONING ORDINANCE SECTION 13.1.1 THE ENTIRE LOT IS IN THE RESOURCE PROTECTION ZONE, THAT THE LOT WAS CREATED BEFORE THE ADOPTION OF THE RESOURCE PROTECTION DISTRICT, THAT IT IS LOCATED ON A SLOPE LESS THAN 20 PERCENT, THAT IT IS LOCATED IN AN A-2 FLOOD ZONE, THAT THE TOTAL GROUND AREA IS LESS THAN 1,500 SQUARE FEET AND THAT THE WHARF SYSTEM IS FUNCTIONALLY WATER DEPENDENT, THEREFORE THE PLANNING BOARD GRANTS THE SPECIAL EXCEPTION FOR THIS PROJECT.

UNANIMOUS APPROVAL

Planning Board consideration of the Harpswell Shoreland Zoning Ordinance Section 15.3 Piers, Docks, Wharves, Bridges, and other Structures and Uses Extending Over or Beyond the Maximum High Water Line of a Water Body or Within a Wetland.

15.3.1 Access

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.3.1 IN THAT IT WILL BE DEVELOPED IN A MANNER NOT TO INTERFERE WITH EXISTING SOIL AND VEGETATION AND IS CONDITIONED SHOULD IT BE DETERMINED BY THE CODES ENFORCEMENT OFFICE THAT THE PROJECT HAS CREATED GREATER SOIL EROSION ON THE SITE THAT THE OWNER SHALL TAKE STEPS TO REMEDIATE THE EROSION.

UNANIMOUS APPROVAL

15.3.2 Existing Developed or Natural Beach Areas

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS TO FIND THAT THE PROPOSAL MEETS THE REQUIREMENTS OF SECTION 15.3.2 IN THAT THERE IS NO BEACH IN THE VICINITY.

UNANIMOUS APPROVAL

15.3.3 Affects on Fisheries

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS TO FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.3.3 AS THERE IS NO CONCEIVABLE WAY THAT IT WOULD INTERFERE WITH FISHERIES.

UNANIMOUS APPROVAL

15.3.4 Dimensions

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION APPEARS TO BE NO LARGER IN DIMENSION THAN IS NECESSARY TO CARRY OUT THE ACTIVITY AND IS CONSISTENT IN GENERAL WITH USE AND CHARACTER OF THE AREA IN REGARD TO OTHER WHARFS AND PIERS AND THEREFORE FIND THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.3.4.

UNANIMOUS APPROVAL

15.3.4.1 Non-commercial Private Piers

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 15.3.4.1 IN THAT THE PIER WILL HAVE A MAXIMUM WIDTH OF 6 FEET.

UNANIMOUS APPROVAL

15.3.4.2 Commercial piers

JOANNE ROGERS MOVED, SECONDED BY GEORGE SWALLOW THAT SECTION 15.3.4.2 DOES NOT APPLY.

UNANIMOUS APPROVAL

15.3.5 Maximum high water line

JOHN PAPACOSMA MOVED, SECONDED BY GEORGE SWALLOW THAT THE REQUIREMENTS OF SECTION 15.3.4 DOES NOT APPLY BECAUSE NO STRUCTURES ARE PROPOSED.

UNANIMOUS APPROVAL

15.3.6 Conversion to residential dwelling unit

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT SECTION 15.3.6 DOES NOT APPLY.

UNANIMOUS APPROVAL

15.3.7 Height

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT SECTION 15.3.7 DOES NOT APPLY.

UNANIMOUS APPROVAL

Planning board consideration of Harpswell Shoreland Zoning Ordinance Section 15.8.3

GEORGE SWALLOW MOVED, SECONDED BY JOANNE ROGERS, TO APPROVE THE DRIVEWAY TO BE LOCATED IN THE APPROXIMATE LOCATION AS SHOWN ON THE DRAWING PRESENTED AND AMENDMENT AT THE PLANNING BOARD MEETING ON APRIL 26, 2005 AND AS APPROVED BY THE CODES ENFORCEMENT OFFICER IN ACCORDANCE WITH SECTION 15.7.2 OF THE SHORELAND ZONING ORDINANCE.

UNANIMOUS APPROVAL

Board consideration of Section 13.4.7 of the Basic Land Use Code

13.4.7.1 Will maintain safe and healthful conditions.

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION WILL MAINTAIN SAFE AND HEALTHFUL CONDITIONS.

UNANIMOUS APPROVAL

13.4.7.2 Will not result in water pollution, erosion, or sedimentation to surface waters.

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 13.4.7.2 AS THE PROJECT WILL HAVE AS MINIMAL AN IMPACT ON THE SHORE AS POSSIBLE.

UNANIMOUS APPROVAL

13.4.7.3 Will adequately provide for the disposal of all wastewater.

GEORGE SWALLOW MOVED, SECONDED BY JOANNE ROGERS THAT SECTION 13.4.7.3 IS NOT APPLICABLE.

UNANIMOUS APPROVAL

13.4.7.4 Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 13.4.7.4 AS THE PROPOSAL IS DESIGNED TO HAVE AS MINIMAL AN IMPACT ON THE SHORE AS POSSIBLE.

UNANIMOUS APPROVAL

13.4.7.5 Will conserve shore cover and points of access to inland and coastal waters.

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 13.4.7.5 AS THE PROPOSAL WILL NOT INHIBIT SHORE COVER OR ACCESS.

UNANIMOUS APPROVAL

13.4.7.6 Will protect archaeological and historic resources as identified in the Town's Comprehensive Plan, or by the Maine Historic Preservation Commission or the National Park Service.

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 13.4.7.6.

UNANIMOUS APPROVAL

Approved May 18, 2005

13.4.7.7 Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries I or II District

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 13.4.7.7.

UNANIMOUS APPROVAL

13.4.7.8 Will avoid problems associated with flood plains development and use.

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 13.4.7.8.

UNANIMOUS APPROVAL

13.4.7.9 Is in conformance with the provisions of Section 15, Land Use Standards of the Shoreland Zoning Ordinance.

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION IS IN CONFORMANCE WITH THE PROVISIONS OF SECTION 15 AND THEREFORE MEETS THE REQUIREMENTS OF SECTION 13.4.7.8.

UNANIMOUS APPROVAL

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION HAS MET THE RELEVANT ORDINANCES OF THE SHORELAND ZONING ORDINANCE AND THE BASIC LAND USE ORDINANCE AS IT RELATES TO A PROJECT IN THE RESOURCE PROTECTION DISTRICT WITH THE CONDITIONS AS STATED.

UNANIMOUS APPROVAL

ITEM 2

05-04-03 BENJAMIN WALLACE REDFISH & ASSOCIATES, INC., (CHRISTIAN HAALAND – OWNER), WHARF APPROVAL, CONSTRUCTION OF A COMMERCIAL DOCK, COMMERCIAL FISHING, TAX MAP 47-127, HARPSWELL ISLANDS ROAD, HARPSWELL.

The Planning Board was polled after discussion with the applicant and it was agreed to table this agenda item until the next regularly scheduled Planning Board meeting.

Joanne Rogers moved, seconded by Henry Korsiak to continue the meeting past 9:00 p.m.

Unanimous Approval

ITEM 4

05-04-04 PAUL STERN & SUSAN GIENCKE, SUBDIVISION AMENDMENT REVIEW, MERGE TWO LOTS, SHORELAND RESIDENTIAL, TAX MAP 51-115 & 117, HARPSWELL ISLANDS ROAD, HARPSWELL.

Planning Board consideration of Subdivision Ordinance Section 9.

9.1 Conformance

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.1 IN THAT THE PROPOSAL IS IN COMPLIANCE WITH ALL STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS.

UNANIMOUS APPROVAL

9.2 Municipal Services

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.2 IN THAT THE PROPOSAL WILL NOT CAUSE ANY GREATER IMPACT ON MUNICIPAL SERVICES.

UNANIMOUS APPROVAL

9.3 Preservation of Landscape

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.3 IN THAT THERE ARE NO PROPOSED CHANGES TO THE LANDSCAPE.

UNANIMOUS APPROVAL

9.4 Lots

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE INTENT OF THE SECTION 9.4.

UNANIMOUS APPROVAL

9.5 Land not suitable for development

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.5 IN THAT THE LOTS ARE ALREADY CREATED AND THERE IS NO FURTHER DEVELOPMENT PROPOSED.

UNANIMOUS APPROVAL

9.6 Required improvements

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.6.

UNANIMOUS APPROVAL

9.7 Erosion and sedimentation control

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.7 IN THAT THERE IS NO CHANGE TO THE EXISTING LANDSCAPE AND THEREFORE NO INCREASE IN EROSION.

UNANIMOUS APPROVAL

9.8 Utilities

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.8 IN THAT THERE ARE NO PROPOSED UTILITIES.

UNANIMOUS APPROVAL

9.9 Construction in Flood Hazard Areas

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK TO FIND THAT SECTION 9.9 IS NOT APPLICABLE.

UNANIMOUS APPROVAL

9.10 Impact on Wetlands

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.10 IN THAT THERE IS NO FURTHER DEVELOPMENT PROPOSED OR WETLANDS ON THE SITE.

UNANIMOUS APPROVAL

9.11 Impact on Groundwater

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.11 IN THAT NO FURTHER DEVELOPMENT IS PROPOSED AND THEREFORE NO IMPACT ON GROUND WATER.

UNANIMOUS APPROVAL

9.12 Stormwater Management

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.12.

UNANIMOUS APPROVAL

9.13 Offshore Islands

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK THAT THE REQUIREMENTS OF SECTION 9.13 DO NOT APPLY.

UNANIMOUS APPROVAL

9.14 Aesthetic, Cultural, and Natural Values

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.14.

UNANIMOUS APPROVAL

9.15 Traffic

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.16 IN THAT THERE WILL BE NO ADDITIONAL TRAFFIC.

UNANIMOUS APPROVAL

9.16 Homeowners/Landowners Association

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.16 IN THAT THE APPLICANT HAS SUBMITTED A LETTER FOR APPROVAL TO THE INDIAN POINT ASSOCIATION.

UNANIMOUS APPROVAL

JOHN PAPACOSMA MOVED, SECONDED BY GEORGE SWALLOW THAT THE APPLICATION HAS MEET THE REQUIREMENTS OF SECTION 9.1 THROUGH 9.16 AND THAT IT BE APPROVED.

UNANIMOUS APPROVAL

ITEM 5

05-04-05 DARCY J. LENZGRINDEN DYE, SUBDIVISION AMENDMENT REVIEW, MERGE LOTS, RESOURCE PROTECTION/INTERIOR, TAX MAP 48-18, ROUTE 24, HARPSWELL.

Planning Board consideration of Subdivision Ordinance Section 9.

9.1 Conformance

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.1.

UNANIMOUS APPROVAL

9.2 Municipal Services

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.2.

UNANIMOUS APPROVAL

9.3 Preservation of Landscape

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.3.

UNANIMOUS APPROVAL

9.4 Lots

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.4.

UNANIMOUS APPROVAL

9.5 Land not suitable for development

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.5.

UNANIMOUS APPROVAL

9.6 Required improvements

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE ORDINANCE REQUIREMENTS OF SECTION 9.6.

UNANIMOUS APPROVAL

9.7 Erosion and sedimentation control

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.7.

UNANIMOUS APPROVAL

9.8 Utilities

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.8.

UNANIMOUS APPROVAL

9.9 Construction in Flood Hazard Areas

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.9.

UNANIMOUS APPROVAL

9.10 Impact on Wetlands

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.10.

UNANIMOUS APPROVAL

9.11 Impact on Groundwater

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.11.

UNANIMOUS APPROVAL

9.12 Stormwater Management

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.12.

UNANIMOUS APPROVAL

9.13 Offshore Islands

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.13.

UNANIMOUS APPROVAL

9.14 Aesthetic, Cultural, and Natural Values

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.14.

UNANIMOUS APPROVAL

9.15 Traffic

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.15 AS THERE IS NO ADDITIONAL DEVELOPMENT PROPOSED.

UNANIMOUS APPROVAL

9.16 Homeowners/Landowners Association

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.16.

UNANIMOUS APPROVAL

JOHN PAPACOSMA MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION OF DARCY LENZGRINDEN DYE FOR TAX MAP 48 LOT 18 MEETS THE REVIEW STANDARDS OF THE SUBDIVISION ORDINANCE.

UNANIMOUS APPROVAL

ITEM 6

05-04-06 DARCY J. LENZGRINDEN DYE, SUBDIVISION AMENDMENT REVIEW, MERGE LOTS, RESOURCE PROTECTION/INTERIOR, TAX MAP 48-26, ROUTE 24, HARPSWELL.

Planning Board consideration of Subdivision Ordinance Section 9.

9.1 Conformance

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.1.

UNANIMOUS APPROVAL

9.2 Municipal Services

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.2.

UNANIMOUS APPROVAL

9.3 Preservation of Landscape

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIAK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.3.

UNANIMOUS APPROVAL

9.4 Lots

JOANNE ROGERS MOVED, SECONDED BY JOHN PAPACOSMA THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.4.

UNANIMOUS APPROVAL

9.5 Land not suitable for development

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.5.

UNANIMOUS APPROVAL

9.6 Required improvements

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.6.

UNANIMOUS APPROVAL

9.7 Erosion and sedimentation control

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE REQUIREMENTS OF SECTION 9.7 ARE NOT APPLICABLE.

UNANIMOUS APPROVAL

9.8 Utilities

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE REQUIREMENTS OF SECTION 9.8 ARE NOT APPLICABLE.

UNANIMOUS APPROVAL

9.9 Construction in Flood Hazard Areas

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE REQUIREMENTS OF SECTION 9.9 ARE NOT APPLICABLE.

UNANIMOUS APPROVAL

9.10 Impact on Wetlands

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.10.

UNANIMOUS APPROVAL

9.11 Impact on Groundwater

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.11.

UNANIMOUS APPROVAL

Approved May 18, 2005

9.12 Stormwater Management

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.12.

UNANIMOUS APPROVAL

9.13 Offshore Islands

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.13.

UNANIMOUS APPROVAL

9.14 Aesthetic, Cultural, and Natural Values

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.14.

UNANIMOUS APPROVAL

9.15 Traffic

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.15.

UNANIMOUS APPROVAL

9.16 Homeowners/Landowners Association

JOANNE ROGERS MOVED, SECONDED BY HENRY KORSIK THAT THE APPLICATION MEETS THE REQUIREMENTS OF SECTION 9.16 AS THE PROPOSAL DOES NOT CHANGE ANY OF THE CONDITIONS OR RESPONSIBILITIES OF THE LAND OWNER.

UNANIMOUS APPROVAL

JOHN PAPACOSMA MOVED, SECONDED BY JOANNE ROGERS THAT THE APPLICATION OF DARCY LENZGRINDEN DYE FOR MAP 48 LOT 26 MEETS THE REVIEW STANDARDS OF THE SUBDIVISION ORDINANCE.

UNANIMOUS APPROVAL

There being no other business before the Planning Board, **HENRY KORSIK MOVED, SECONDED BY JOHN PAPACOSMA TO ADJOURN.**

Meeting adjourned at 10:45 p.m.

Respectfully Submitted,

Marsha M. Hinton
Planning Assistant